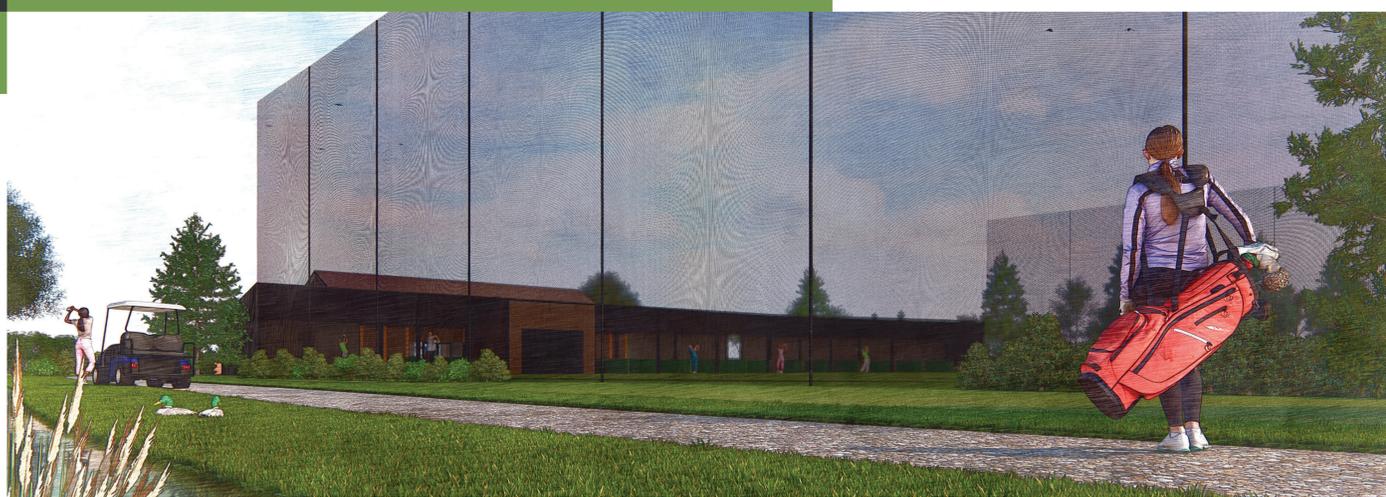


# Welcome

THE RAYLEIGH CLUB  
GOLF RESORT



Welcome to The Rayleigh Club. This exhibition outlines our development plans for our club on Hullbridge Road. This public exhibition gives you the opportunity to have an active role in shaping our proposals as we work towards submitting a planning application. We would like to hear your views about the proposed schemes, their benefits and how the housing will integrate with the existing community of Hullbridge and nearby Rayleigh.

This will be an outline planning application with all matters reserved except access. This means almost all the detail, such as design, layout, infrastructure, green space, etc., will be subject to another planning application at a later date.

Once you are familiar with our proposals, please complete the survey questionnaire and let us know your thoughts on our plans, and your suggestions for improvements. We would be happy to answer any questions.

**The public consultation will be open until Sunday 15th February.**

## Get in Touch

For further information and to register for automatic updates please go to our project website: [www.planningconsultation.com/rayleigh-club](http://www.planningconsultation.com/rayleigh-club) or call our helpline number 020 7939 7950 or email us at: [planning@chelgate.com](mailto:planning@chelgate.com). Please note the proposals could be subject to change.

# About the Rayleigh Club

THE RAYLEIGH CLUB  
GOLF RESORT



**The Rayleigh Club, formerly known as Hangover Golf Club and subsequently Lords Golf and County Club, was established in 1990 in the heart of the Rochford District, Essex.**

Since its inception, the club has been under the stewardship of three family owners. The most recent chapter began in January 2013, when Mr Jamie Saitch acquired the property, marking the start of a new era of strategic investment and development. The proposals outlined on these boards can be seen as a key part of this renaissance.

Today, The Rayleigh Club stands as one of Essex's premier golfing destinations, comprising a driving range, an 18-hole members course, and an 18-hole public pay-and-play course. It also hosts weddings and other family occasions.

We are eager to work with Hullbridge, Rayleigh and other local residents to help shape The Rayleigh Club development before it is finalised and a planning application submitted to Rochford District Council. Your feedback and contributions will play an important role as our proposals develop. We want to hear your thoughts and comments.

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# Our Proposals

THE RAYLEIGH CLUB  
GOLF RESORT



- Housing site for up to 200 homes

- New ProShop & Practice facilities site

- New Greenkeeping facilities site

## The proposed development includes the following:

- Relocation and expansion of the driving range which will include 20 fully refurbished practice bays and state-of-the-art golf ball tracking technology,
- New training academy which will be one of the most advanced and inclusive golf education facilities in the region, providing opportunities for juniors, beginners and elite players,
- New professional shop,
- New irrigation system for the South course,
- East course redesign,
- Relocation of maintenance facilities,
- Club House extension and refurbishment which will significantly increase seating capacity, doubling the available space to approximately 80 seats,
- Up to 200 houses on the current driving range site, which will be re-located,
- A mix of housing, reflecting council policy and local housing needs,
- There will be a new vehicular access off Hullbridge Road, which will be separate to the existing club entrance,
- In line with Rochford District Council policy, 50% of houses will be affordable, including affordable rent and shared ownership,
- There will be landscaped greenspace, with Biodiversity Net Gain (BNG) of at least 10% to be achieved.

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# Our Proposals

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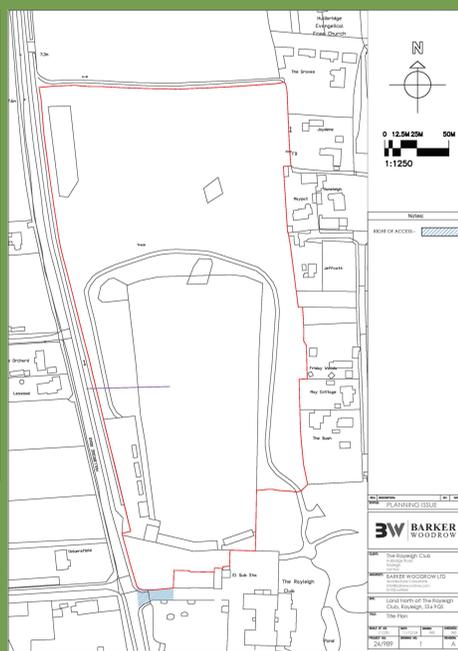
Red line boundary plan of the proposed development site



Proposed driving range



Proposed professional shop and training academy



Proposed rough entrance to site



Club house extension



Greenkeeping - Master site plan

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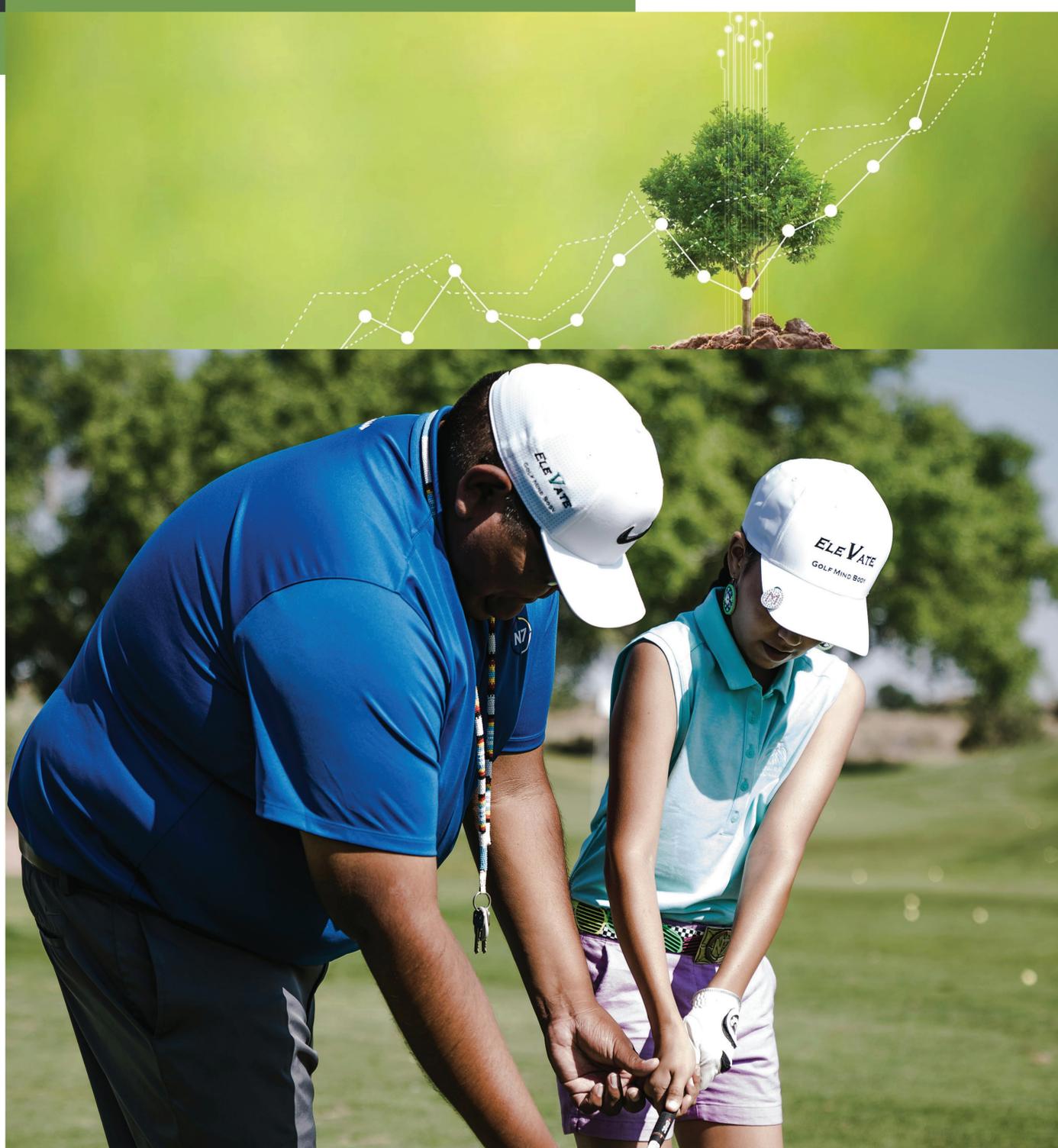
- The Rayleigh Club is a sustainable location. Rayleigh railway station is approximately 3km from the site and offers frequent services to London Liverpool Street and Southend Victoria. The station also provides good parking facilities for both cars and bicycles,
- There will be enhanced cycle connectivity to the existing cycle lane network,
- Other public transport is available nearby, with regular bus services operating along Rawreth Lane and connecting to Rayleigh railway station, Southend-on-Sea, Chelmsford, and other regional destinations,
- There will be a new vehicular access off Hullbridge Road, which will be separate to the existing club entrance.

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# Education and Sustainability

THE RAYLEIGH CLUB  
GOLF RESORT



The Rayleigh Club is proud to be the home of the Essex Golf College, a key part of the nationally-recognised County Golf College network. The club maintains a close and collaborative partnership with the college to ensure that students have access to:

- Exceptional training facilities,
- Professional coaching,
- Hands-on learning opportunities that support both their academic and athletic development.

## Sustainability

The Rayleigh Club will prioritise sustainability throughout the club and proposed development by:

- Encouraging walking, cycling and the use of public transport,
- Committing to mitigating our impact on the climate, reducing both our waste and our carbon emissions,
- Homes will have non-gas heating, heat pumps, PV and EV charging and will be as energy efficient as possible with lower costs to future homeowners.

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- We are consulting with residents to understand how best to support the local community with its existing infrastructure,
- The site benefits from key local infrastructure nearby, including supermarkets, shops, primary and secondary schools, churches, restaurants and cafés,
- Infrastructure provision will be as required by the relevant authorities, but is likely to include financial contributions towards primary and secondary education, health provision, and others,
- We welcome any suggestions about how financial contributions can best be utilised for the existing community in Hullbridge and Rayleigh.

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# Timescales and Next Steps

THE RAYLEIGH CLUB  
GOLF RESORT



- We will consider the comments and suggestions received during this consultation and how they can be included within our final proposals, where possible,
- We anticipate submitting a planning application in the near future,
- For further updates and information please register for updates on our website, details below.

Thank you for taking the time to attend our public exhibition. We encourage you to provide your feedback by completing the survey questionnaire provided, either today or later at home, and return it in the pre-paid envelope provided. Alternatively, you can complete the questionnaire online on the project website ([www.planningconsultation.com/rayleigh-club](http://www.planningconsultation.com/rayleigh-club)).

**The consultation will close on Sunday 15th February.**

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